

Blacon Neighbourhood Development Order - Publicity Stage comments

(to view attachments mentioned please visit the Publicity comments webpage at <https://cheshirewestandchester.oc2.uk/document/reps/853>)

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16523	Historic England (Pippa Brown, Historic Places Adviser) [465]	As the public body that advises on England's historic environment, we are pleased that you have consulted Historic England on the Blacon Neighbourhood Development Plan (NDP) and Neighbourhood Development Order (NDO). We do not wish to comment on the plan and order. We consider the planning and heritage staff at Cheshire West & Chester Council are best placed to assist in relation to the historic environment. To avoid any doubt, this does not reflect our obligation to provide further advice on, or potentially object, to specific proposals that may subsequently arise as a result of the plan or order, where we consider these could adversely effect the historic environment. Thank you for providing Historic England with the opportunity to comment.	Historic England letter - https://cheshirewestandchester.oc2.uk/a/4
16526	The Coal Authority (Coal Authority Planning Team) [4076]	Thank you for your notification of 10 December 2025 seeking the views of the Coal Authority on the above. The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. However, the area to which this consultation relates is not located within the defined coalfield. On this basis we have no specific comments to make.	Coal Authority letter - https://cheshirewestandchester.oc2.uk/a/5
16528	Russ Dean [4077]	I am writing to express my full support for the proposed Sports & Community Hub at Cairns Crescent. As a coach at Blacon Youth, I see first hand the difference that sport makes to children, young people and families in our community. The positive impact is undeniable — but so too are the limitations we face because Blacon simply does not have the facilities it needs or deserves. Every week I work with children who rely on football not just for exercise, but for structure, confidence, friendship and a sense of belonging. For many, the club is the safest and most positive part of their week. It keeps them active, keeps them connected, and keeps them off the streets at a time when opportunities for young people are limited. The benefits go far	

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		beyond sport: improved behaviour, better mental wellbeing, stronger social skills and a real sense of pride in being part of something. But we are doing all of this with facilities that are outdated, overstretched and vulnerable to the weather. Sessions are cancelled when pitches are waterlogged. We have no suitable indoor space for year round training. Families have nowhere warm or comfortable to gather. And when we want to run additional activities — mentoring, youth support, girls’ football, community events — we simply don’t have the space. The proposed Hub at Cairns Crescent would change that completely. It would give Blacon: • A modern, accessible indoor sports facility that allows children and adults to train all year round • A safe, central community space where families can meet, socialise and feel connected • Facilities that support the growth of girls’ and women’s football, which is thriving locally • Opportunities for youth development, wellbeing programmes and community events alongside sport • A community led building, run for the benefit of local people, not commercial operators • A long term investment in health, resilience and social cohesion for the whole area The Neighbourhood Plan makes it clear that Blacon has higher levels of deprivation, poorer health outcomes and fewer local amenities than many other parts of the city. It also highlights the overwhelming community support for new sports and community facilities. This project directly responds to those needs. The Cairns Crescent site is already a well used sports ground, and the proposal protects the pitches, re provides the play area and safeguards the surrounding green space. It is the right location, the right design and the right moment — especially with the Pride in Place Programme offering a rare opportunity for meaningful investment. With the right facilities and funding, the reach of Blacon Youth and other community groups could be transformative. We could support more children, engage more families, and create a healthier, happier and more connected community for years to come.	

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		I strongly urge you to support this proposal and help deliver a facility that will genuinely change lives in Blacon.	
16530	Louise Bragg [4078]	Cairns Crescent As a parent and volunteer within the community, I strongly believe that the development of a new facility at Cairns Crescent would be an invaluable investment. The facility would play a vital role in supporting grassroots football, giving children access to safe, well-maintained spaces to train, play, and develop both sporting and life skills. From my experience, grassroots football provides more than physical activity—it builds confidence, teamwork, and a sense of belonging. This development would support families, strengthen community connections, and deliver lasting benefits for current residents and future generations to come.	
16532	Scott Broadbent [4079]	Blacon community building This is going to be brilliant for blaco residents I can see this getting used by so many people this is just what blacon needs	
16534	Amy Johnson [4080]	Cairns Crescent Blacon I just wanted to send over a quick email to give some input to the request of new facilities at Cairns Crescent. My daughter personally uses the current facilities available , and I see the hard work, passion and enthusiasm from the local volunteer's and kids put in week in week out. Participating in group sessions, keeping them fit, off the streets and keeping the community spirit. It would be a huge benefit for the updates to happen to continue year on year to expand getting more and more children involved with sport especially the girls - it is amazing to see the girls football get bigger and bigger each year and this could really boost things for the sport. As a community itself it will be a safe space for young people to attend and ensure they will feel included in whatever sport/ programme they would like to join in, or if they need to speak to a trusted adult if they had anything they were concerned about and sign post them to support. It's more than bricks and water, it's going to be the future of the local community for generations to come. I hope you read this email and see what amazing things already happen and how this will shape our future generations.	
16536	Christine Smith [4081]	Blacons children could really benefit from the new facility. As a parent of a child in blacon i know this is something that is missing and would be widely used by all children.	
16538	Ann Broadbent [4082]	This is the best thing that can happen in Blacon kids need this . When I was a kid we had things to do crimes was a lot less smoking and drugs, if this goes ahead the kid will have interest and things to do and a place to go . BLACON need this .	

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16540	Stacey Thompson [4083]	I wanted to express how amazing the new facility on Cairns Crescent will be for our community. It will benefit so many local groups — including football, dancing, and boxing — and will help keep our kids active, engaged, and off the streets. This is a really positive step forward for everyone in the area.	
16542	Zara Ankers [4084]	It would be amazing is a new playarea and community facility at cairns Crescent the whom community would benefit from this at it would be used by youngsters up the adults .	
16544	Jane Pryce [4085]	New facility in Blacon I'm in favour of a new facility based on the football pitches at cairns crescent. A building that provides a one stop shop for many sporting groups options for other groups to meet and a flexible meeting area would be a fantastic asset to Blacon and its community	
16546	Jayme Broadbent [4086]	I think this is a great project and opportunity for our community. Our children will thrive and appreciate the opportunity to be able to participate in a community project! As when I was younger the was no where to go or nothing to do so this would be amazing!	
16548	Blacon Boxing Club (Kelly Broadbent, Club Secretary) [4087]	New facility Hearing about the new facility that is potentially going to happen at cairns crescent brings me grate joy as a now grown adult that lived in the time of clubs etc and good community spirit this brings a good memory . It gives hope that the children of Blacon and beyond including (my grandchildren) will have a safe ,clean ,warm space locally that they will have access to . We should welcome change as a positive ready for our next generations to come.	
16550	Harley Broadbent [4088]	New facility I think the new facility is a great idea! Just what our community needs. I have 2 young girls and we would use it all the time.	
16552	Alisha Burgess [4089]	I'm writing to express my strong support for the development of a new youth facility at Cairns Crescent and to share why a space like this would mean so much to the young people of Blacon. Growing up, I was lucky enough to have places like the old Delta building and the community centre. I still remember how spacious and welcoming they felt. Places where you could just	

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		be yourself, meet friends, try new things, and feel part of something bigger. Those centres weren't just buildings; they were safe spaces full of opportunity, and they played a huge role in shaping who I am today. Having somewhere to go after school or in the evenings made a real difference to my life. It gave me structure, support, and a sense of belonging at a time when that mattered most. Social centres like these helped guide me in the right direction and offered positive experiences that have stayed with me into adulthood. Now, as a parent to a five year old son, I find myself thinking about the future and the kind of community spaces that will be available to him as he grows. I would love for him to have the same opportunities I had. Somewhere safe, welcoming, and positive to go, where he can build friendships, confidence, and a sense of belonging within his community. I truly believe that a new facility at Cairns Crescent could offer this to the next generation of young people in Blacon. A modern, well designed space would be an invaluable resource, not just for today's youth but for families and future generations as well. The long-term benefits for individuals and for Blacon as a whole. Investing in spaces for young people is an investment in the future. I know firsthand how powerful that can be, both from my own experience and now as a parent, and I hope my perspective helps underline just how meaningful this development could be. Thank you for taking the time to consider this, and for the work you do for our community.	
16554	Frankie Durkin [4090]	I am writing to express my strong support for the creation of this new facility for children and young people in Blacon, something our community has been trying to achieve for many years. Blacon's children deserve the same opportunities as those in surrounding areas. For a long time, families here have faced a lack of safe, modern, and accessible spaces where children can learn, socialise, and develop positive interests. Despite repeated efforts and ongoing community support, progress has been slow, and this has left many young people without the facilities they need and deserve. This new facility would be far more than just a building. It would provide a safe and welcoming environment where children can build confidence, develop skills, and stay engaged in positive activities. It would also help reduce isolation, support mental and	

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		physical wellbeing, and give young people a sense of pride in their community. For many families in Blacon, access to such a space could make a real and lasting difference. After years of trying, this project represents hope and long-overdue recognition for Blacon's children. Investing in them is an investment in the future of our community. By supporting this facility, you are helping to create better outcomes, stronger connections, and brighter prospects for the next generation. Thank you for taking the time to consider the needs of Blacon's young people. I sincerely hope you will support this much-needed facility and help turn years of effort into meaningful change.	
16556	Gemma Tyrrell [4091]	I have been a blacon resident all my 41 years and my children have/still attended Blacon schools. Blacon is an amazing community in supporting each other and the community spirit is to do what's best for Blacon, we are the ones that know what is best to improve now and how to support the next generation. I believe that a very large percentage of our community is involved in Blacon youth football, dancing and boxing in some sort of way, and that a community building and space is needed for these groups that have been running and providing for the community for many years and generations past and to come. These groups are run for Blacon and by Blacon people which is respected by many on how hard they work and the time they give to our children. I feel as many do that is about time they are shown how supported and important they are by providing back a building that can support them to carry on for may years to come. The future is in our children's hands and we need to provide for them to carry on a legacy of a community that has provided and supported for generations past,presant and future Thank you, for taking the time to read my email, Please support us...	
16558	Ben Roberts [4092]	New facility Hi, I think this new facility in blacon would be brilliant. I've got 2 young girls that I would take regularly and for the whole community too.	

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16560	Lynn Broadbent [4093]	Help bring the children off the streets and away from social media .These children need somewhere safe and to socialise with other children...our children deserve to have some normality in life ..We need to protect them from drugs,alcohol and guide them through life we need to protect there mental health..we need for somewhere for our children to go where they feel safe in a supervised environment..Our children are our future and we should safeguard them as much as we can.	
16562	Danielle Thomas [4094]	I am writing to outline the significant benefits that Blacon Boxing Club would gain from having its own dedicated facility, and the positive impact this would have on the wider community. Blacon Boxing Club plays a vital role in providing a safe, structured, and supportive environment for young people and adults in the local area. Boxing is not only a sport but a powerful tool for teaching discipline, respect, confidence, and resilience. Having a permanent facility would allow the club to expand this work and reach even more members of the community. A dedicated premises would enable consistent training schedules without the limitations of shared or temporary venues. This stability would improve coaching quality, athlete development, and safeguarding standards. It would also allow the club to invest in proper equipment, maintain high safety standards, and create an environment that members can take pride in. Beyond sport, a permanent boxing facility would act as a positive community hub. It would provide young people with a constructive alternative to antisocial behaviour, promote physical and mental wellbeing, and help build stronger community relationships. The club could also offer outreach programmes, fitness sessions, mentoring, and workshops, further increasing its social value. In addition, having its own facility would strengthen the club's long-term sustainability. It would make Blacon Boxing Club more attractive to funding bodies, sponsors, and volunteers, while giving members a sense of belonging and commitment. This stability is crucial for planning future development and ensuring the club continues to serve the community for many years to come. In conclusion, a dedicated facility for Blacon Boxing Club would be a major investment in both sport and the community. It would enhance opportunities for local residents, support positive youth development, and contribute to a healthier, safer, and more connected	

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		Blacon. Thank you for taking the time to consider this. I would welcome the opportunity to discuss this further.	
16564	Environment Agency (India Blythin, Planning Advisor - Greater Manchester, Merseyside, Cheshire) [355]	Please find attached our response to the Blacon Neighbourhood Development Plan. Should you have any queries regarding this document, please do not hesitate to contact me.	Neighbourhood Plan Guidance - GMMC - https://cheshirewestandchester.oc2.uk/a/6
16566	National Highways (Danielle Mensah) [4095]	Given the scope of the proposals, National Highways anticipates minimal impact to the SRN and therefore raises no objection/comment to the Blacon Neighbourhood Plan.	
16568	Welsh Water (Mr Dewi Griffiths, Forward Plans Officer) [940]	Thank you for consulting Dwr Cymru Welsh Water on the Blacon Neighbourhood Development Plan and Neighbourhood Development Order. We are the statutory undertaker for foul drainage & sewerage in Blacon, however we are not responsible for drinking water supply in the area. We note that the consultation includes detail of a proposed Neighbourhood Development Order (NDO) to grant outline planning permission for a scheme to deliver a Sports & Community Hub. The consultation document states that the making of the NDO will be subject to planning conditions covering the matters which are set out on page 5 of the NDO. We welcome that the requirement for drainage details to be approved by condition is included in point 5 of the list of matters - “Details of a scheme of drainage prior to commencement, including a surface water flood risk mitigation scheme and a scheme for the drainage of the playing field to be specified by a qualified sports turf consultant.” Whilst we have no objection to the proposed development, we can only consider the impact of foul flows from the development on the sewerage network once we receive details of the foul flows generated and the drainage requirements. Please note it is not permissible to connect surface water flows to foul only sewers whereas discharge to a combined sewer	

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		should only be considered as a last resort, in accordance with Part H of Building Regulations 2000 and the National Planning Policy Framework highlights the need to help improve local environmental conditions, including water quality. Therefore, the drainage layout and strategy submitted as part of the proposal needs to take this into account. We may need to control the point of communication to the sewerage network and would welcome early engagement with the drainage consultants in due course. We will also need to be consulted by the Local Planning Authority on the proposed drainage scheme prior to the discharging of the relevant drainage conditions. In accordance with Circular 11/95 model conditions for drainage would require the building to not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority. I trust the above assists you with the progression of the Neighbourhood Plan and Neighbourhood Development Order.	
16569	Mrs Andrea Hill [4097]	Our children would have much needed facilities for a variety of sports. Parents would feel a sense of security, knowing their children are somewhere safe. Group coordinators would have a safe space at an affordable price. This would provide the volunteers with a one stop shop meaning they don't need to keep looking for available rooms and spaces. It could also be used for charity, raising funds and creating space where people across our community can generate income for good causes. I can visualise this upgraded space as a central hub and a solid foundation for all things community related.	
16571	Lyndsey Lahive [4098]	"Just wanted to express my thoughts to you, as a member of the blacon community I am thrilled that this will be happening, and hope it goes on to do so. I come from a large family of all boys who will use these facilities on regular occasions and have been asking me as a parent and auntie about this, i do not drive so for this to be on our door steps will save me moneyand time. Its great and exciting for the blacon community and also great for the children in this area. As they will thrive and be able to enjoy this.	

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		I hope this goes ahead , we are looking forward to this as im sure most people and families in the blacon area are too"	
16574	Cheshire Community Action (Mr John Heselwood, Deputy Chief Executive) [171]	Cheshire Community Action welcomes the opportunity to comment on the submitted Blacon Community Neighbourhood Plan (BCNP) and Neighbourhood Development Order (NDO). We have reviewed the submission version of the plan (October 2025) and appreciate the revisions made since the pre-submission consultation. Having been closely involved in the community engagement that underpins the BCNP, Cheshire Community Action would like to reiterate our support while offering a few updated observations. Continued support for Policies BLACON1-BLACON4 • Policy BLACON1 – Sports & Community Hub. The submission version confirms that proposals to deliver a community-led Sports & Community Hub at Cairns Crescent will be supported provided they meet clear criteria, including provision for indoor sports and community uses, retention of the two full-size football pitches, re-provision of the children’s play area, safe access and parking and the delivery of sustainable drainage. We remain convinced that a community-led facility is essential to meeting the needs identified through the 2024 engagement and support the NDO mechanism to provide certainty for funders and stakeholders. The policy allows for flexibility in the size and phasing of the Hub while protecting the remainder of the site as Local Green Space. In our earlier response we highlighted the high public demand for such a facility and the importance of inclusive governance; those points remain valid. We encourage the design team to continue to engage with user groups to ensure accessibility for all ages and abilities, and to explore sustainable building methods alongside the sustainable drainage requirement. • Policy BLACON2 – Community Facilities. We support the plan’s designation of key community facilities – including schools, places of worship, care homes and medical centres – which will be protected through existing Local Plan policies. Protecting these assets is crucial to community wellbeing and social infrastructure. We are pleased to see the list updated and clearly mapped, and we reiterate the need for flexibility to adapt and enhance facilities where appropriate. • Policy BLACON3 – Western Avenue Local Retail Centre. Recognising Western Avenue as a local retail centre alongside The Parade helps to protect and enhance local shopping. This designation will help maintain a critical mass of shops and services. We support the intention to encourage a healthier, more diverse retail offer and suggest that future guidance	CCA response - Blacon NP + NDO submission draft Jan 2026 redacted - https://cheshirewestandchester.oc2.uk/a/7

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		could include support for start-up enterprises and social enterprises. • Policy BLACON4 – Local Green Spaces. The plan designates fifteen Local Green Spaces, from Saxon Way Playing Field to Cairns Crescent Playing Field. We welcome this protection, which reflects the community’s desire to preserve accessible green spaces for recreation, wellbeing and biodiversity. Protecting these areas will ensure that Blacon retains valuable green assets as new development comes forward. Integration with the Pride in Place Programme Since the Regulation 14 consultation, the Government has announced that Blacon South will receive up to £20 million over 10 years through the Pride in Place Programme. This programme provides a 10-year investment of £20 million per neighbourhood to disadvantaged areas and aims to build strong, resilient and integrated communities. Under the scheme, local people will decide how the funding is used to create thriving places with high-quality amenities and green spaces. We believe that the Sports & Community Hub and associated improvements (Policy BLACON1) align perfectly with the aims of the Pride in Place programme. Coordination between the Blacon Community Trust, Cheshire West and Chester Council and the new Neighbourhood Board will be essential to ensure that the hub benefits from this long-term investment and is delivered in a timely manner. Additional observations • Sustainability and resilience. We endorse the plan’s requirement for sustainable drainage on the hub site and encourage further consideration of renewable energy generation, low-carbon materials and climate resilience measures to future-proof the development. • Inclusive access and governance. We appreciate that the NDO requires the hub to be run by a community-led non-profit organisation. We encourage the governance arrangements to reflect the diversity of Blacon, giving representation to young people, older residents and under-represented groups. • Monitoring and phasing. As the plan covers the period to 2040, it would be helpful to set out how progress against the objectives will be monitored and when a review might take place. This could help ensure that the plan remains responsive to changing circumstances and maximises the benefit of the Pride in Place funding.	

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		Conclusion Cheshire Community Action continues to support the Blacon Community Neighbourhood Plan and the accompanying Neighbourhood Development Order. We believe the submission version responds well to feedback received during the earlier consultation and provides a clear framework for delivering much-needed community infrastructure in Blacon. We urge Cheshire West and Chester Council to progress the plan and order to examination and adoption, and we look forward to working with partners to help realise the Sports & Community Hub and other community priorities. If you need any further information or wish to discuss our comments, please do not hesitate to contact me.	
16576	Dave Bryce [4100]	A sports facility that can house boxing , martial arts, dance activities, Pilates etc and activities fit all ages will be excellent. It's a given that this would really support crime reduction, mental health issues and community spirit as well as potentially also supporting people with disability issues. The football club is also in great need of investment and I'm sure it will be welcomed by the vast majority people as long as funding support is made available.	
16579	Blacon Youth Football Club (Jane Pryce, Club Secretary) [4103]	Blacon Youth Football Club fully supports the Blacon Neighbourhood Plan and the proposal for a new Sports & Community Hub at Cairns Crescent, as set out in the Blacon Neighbourhood Development Order (NDO) and the Sports & Community Hub Feasibility Study. As the current leaseholders of the Cairns Crescent site through Avenue Services, we welcome this long-overdue investment in local facilities. The redevelopment will not only enhance the experience for our players but also provide a vital, high-quality resource for the wider community. This project will provide: • Modern changing rooms that meet the needs of our players, officials, and visiting teams. • Indoor football pitches, enabling year-round training and expanding our youth provision in all weather. • A redesigned children's play area, which will be larger and safer, offering families a welcoming space during matches and events. • Multi-sport indoor facilities, such as a boxing gym, community fitness areas, and flexible	Blacon Youth Football Club letter - https://cheshirewestandchester.oc2.uk/a/v

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		rooms for youth activities, creating a hub that serves more than just football. We are also pleased to confirm that The Waggon and Horses Football Club has now joined with Blacon Youth Football Club bringing senior football back to the club as well as a junior team, further strengthening our reach and commitment to providing inclusive, structured, and positive sporting opportunities for both young people and adults in Blacon. For the children and young people we work with, football is more than a game, it provides structure, promotes discipline, builds confidence, and brings a sense of identity and belonging. For their parents, grandparents and guardians it brings a support network embracing all with no exclusion. We've witnessed first-hand how access to good facilities makes a lasting difference. What We'd Love to See: • More football pitches – Indoor and outdoor, high-quality, and fit for year-round use. • Fair access – A booking system that ensures local clubs and community groups have equitable use of the facilities. • A community clubhouse – A welcoming space for learning, mentoring, and celebrating team achievements. • Youth pathways – Development opportunities for local talent through coaching and community programmes. • Sustainable planning – A future-proof hub that can grow with Blacon's needs. We believe this project is a once-in-a-generation opportunity to deliver something truly transformational for our community. Blacon Youth Football Club is fully committed to supporting this development and contributing however we can to ensure its success.	
16581	Blacon Boxing Club (Kelly Broadbent, Club Secretary) [4087]	The new facility proposed at Cairnes Cresant will be a massive asset to Blacon and used by people of all ages and tackle many issues we may face in the current climate . Many local clubs run by volunteers, would benefit massively with access to a new facility Our clubs also work with a number of local organisations and local charities that would also use a facility all working in collaboration To tackle the health and well-being of the local residents in Blacon	

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16582	Sport England (Jo Edwards, Planning Manager) [4105]	Sport England has objected to the Neighbourhood Development Order as the detail submitted is insufficient to demonstrate accordance with any exception to our playing field policy. We recognise that this procedure is not compatible with the way in which we would normally assess a scheme for development. So as to minimise the distance between our position and the aspirations of the Blacon neighbourhood Alliance, we have proposed that the conditions proposed in the NDO are amended and supplemented with the following. Condition 1 (reference para 2.5 condition 5 of the submission NDO) Details of a scheme of drainage prior to commencement, including a surface water flood risk mitigation scheme and a scheme for the drainage of the playing field to be specified by a qualified sports turf consultant. Condition 2 (ref condition 13) Laying out of the playing pitches in accordance with a scheme that has been approved in accordance with Sport England's Natural Turf for Sports Guidance and the FA's Guide to Pitch and Goalpost Dimensions https://www.sportengland.org/guidance-and-support/facilities-and[1]planning/design-and-cost-guidance/outdoor-surfaces?section=natural-turf[1]sports-pitches-section Condition 3 (ref condition 17) Details of a community use agreement for the outdoor pitches and indoor facilities including the multi-use sports hall and kitchen/ change / toilet facilities using Sport England's model CUA template and giving priority to the existing football clubs, Blacon Youth FC and Waggon and Horses FC. Condition 4 (no existing condition) Changing room and toilet facilities to be provided to Football Foundation standards https://footballfoundation.org.uk/changing-pavilion-design-key[1]considerations If you would like any further information or advice, please the undersigned.	

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16585	The Mersey Forest (Susannah Gill, Green Infrastructure & Climate Change) [853]	We have no specific comments, but please take into account our comments on the Neighbourhood Plan; attached here too. Specifically about ways to enhance green spaces and improve their functionality, and to incorporate green infrastructure, such as street trees, which exist outside of green spaces and are critical for people, nature, and climate. Trees outside of green spaces are important components of green infrastructure. Functionality of this green infrastructure, beyond play, recreation and enjoyment, needs to be considered. Green infrastructure plays critical roles in improving air quality, reducing flooding, regulating heat stress, improving mental and physical health and wellbeing, etc.	Blacon Neighbourhood Plan Response.pdf - https://cheshirewestandchester.oc2.uk/a/d Blacon Neighbourhood Plan Response from The Mersey Forest_Redacted - https://cheshirewestandchester.oc2.uk/a/f
16586	Local Resident [4106]	I am writing to formally object to the proposed Neighbourhood Development Order (NDO) for the Blacon area, specifically in relation to the proposed development at Cairns Crescent. As a local resident, I am extremely concerned about the negative impact this proposal would have on surrounding property values and the overall quality of life for existing residents. Developments of this nature and scale are widely recognised as having a detrimental effect on nearby property prices. The proposal risks devaluing homes in the surrounding area, undermining the financial security of residents who have invested in their properties with the reasonable expectation that the established character and stability of the neighbourhood would be respected. The proposal also raises serious concerns regarding quality of life. Increased building scale and activity in an area not adequately supported by existing infrastructure is likely to result in higher noise levels, increased traffic congestion, parking pressures, and greater strain on local services. These impacts would significantly alter the character of Cairns Crescent and negatively affect the residential amenity currently enjoyed by the community. I would like to make it clear that I acknowledge and accept that there is a genuine need for a community hub within Blacon. However, I do not believe that the Cairns Crescent site is suitable for a development of the proposed size and scale. The location is not capable of accommodating such a large building without causing disproportionate harm to the surrounding residential environment. It is also important to highlight that an alternative site had previously been approved and agreed for this purpose, namely the present Blacon High School site. Given that this location had already been identified as appropriate, it is unclear why a new site is now being pursued that would have a significantly greater negative impact on nearby homes.	

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		Of particular concern is the proposed car park providing approximately 65 parking spaces. The level of vehicle movement associated with this would inevitably lead to a deterioration in air quality in nearby gardens and outdoor spaces. Residents should be able to enjoy their homes without increased exposure to vehicle emissions, which may pose risks to health and wellbeing, particularly for children, older residents, and those with respiratory conditions. Furthermore, there has been very limited information provided regarding the detailed design, scale, and long-term operation of the proposed development. As residents living closest to the site, we are major stakeholders in this decision, yet we have not been given sufficient clarity or opportunity to properly understand or comment on its full implications. This is especially concerning given that the properties most directly affected include those on Melbourne Road, Western Avenue, Highfield Road, Ashfield Crescent, and Cairns Crescent. This lack of transparency is unfair to those most directly impacted and undermines confidence in the consultation process. Many residents chose to live in this area due to its residential nature, relative tranquillity, and suitability for families. The proposed NDO does not appear to reflect the wishes or needs of the existing community and instead prioritises development at the expense of residents' wellbeing. For these reasons, I respectfully request that the proposed Blacon NDO at Cairns Crescent be withdrawn or deferred, that full and transparent information be provided to residents, and that serious consideration be given to alternative, more suitable locations—such as the previously agreed Blacon High School site—that would allow a community hub to be delivered without causing undue harm to property values, environmental quality, or residents' health. Thank you for taking the time to consider this objection.	
16588	Healthbox CIC (Simon Sandford, Director) [4108]	I am writing on behalf of Healthbox CIC to express our strong support for the construction of a multi-sports facility aimed at supporting children and young people across Blacon and Cairns Crescent. Healthbox CIC works closely with children, young people, and families across Blacon, and we see first-hand the need for accessible, positive, and inclusive spaces that support physical activity, wellbeing, and social connection. A multi-sports facility in this area would be a hugely valuable resource for the community and would directly benefit many of the families and young people we support.	

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		We believe this facility would make a significant and lasting difference by encouraging healthy lifestyles, providing positive outlets for young people, and strengthening community connections. The long-term impact for children and families in Blacon would be substantial and enduring. We fully support this proposal and strongly welcome any opportunity to see this development progress for the benefit of the local community.	
16590	Cheshire West and Chester Council (Ms Catherine Morgetroyd, Principal Planning Officer) [3]	Please find attached our formal comments on Blacon Neighbourhood Plan and NDO.	2026.01.30 CWaC Publicity Stage Comments_Redacted - https://cheshirewestandchester.oc2.uk/a/g